

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): St. Louis

State: MO

PJ's Total HOME Allocation Received: \$75,595,307

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	A
				PJs in State:	7	
Program Progress:						
% of Funds Committed	96.56 %	93.40 %	2	92.82 %	84	79
% of Funds Disbursed	87.05 %	85.33 %	3	82.38 %	65	61
Leveraging Ratio for Rental Activities	4.03	3.58	1	4.55	100	100
% of Completed Rental Disbursements to All Rental Commitments***	96.26 %	92.49 %	5	80.69 %	82	53
% of Completed CHDO Disbursements to All CHDO Reservations***	80.54 %	74.41 %	3	67.01 %	74	71
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	74.52 %	69.09 %	3	79.23 %	32	27
% of 0-30% AMI Renters to All Renters***	45.21 %	32.66 %	1	44.47 %	51	50
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	97.81 %	96.69 %	5	93.93 %	46	43
Overall Ranking:				In State:	1 / 7	Nationally: 86 80
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$35,240	\$23,303		\$24,984	730 Units	21.50 %
Homebuyer Unit	\$11,392	\$12,158		\$14,192	1,720 Units	50.70 %
Homeowner-Rehab Unit	\$12,132	\$11,223		\$20,036	941 Units	27.70 %
TBRA Unit	\$0	\$4,849		\$3,164	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$123,510	\$77,474	\$17,308
State:*	\$120,002	\$78,215	\$15,252
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ:	0.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.03

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	11.3	30.6	48.1	0.0
Black/African American:	86.6	63.4	50.2	0.0
Asian:	0.6	0.7	0.2	0.0
American Indian/Alaska Native:	0.0	0.1	0.1	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.1	0.3	0.0
Black/African American and White:	0.0	0.1	0.1	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.1	0.0
Other Multi Racial:	0.3	0.2	0.2	0.0
Asian/Pacific Islander:	0.4	3.0	0.0	0.0

ETHNICITY:

Hispanic	0.8	1.9	0.6	0.0
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HOUSEHOLD SIZE:

1 Person:	46.5	28.8	40.7	0.0
2 Persons:	20.3	24.0	26.4	0.0
3 Persons:	17.0	20.5	13.4	0.0
4 Persons:	9.4	15.3	10.0	0.0
5 Persons:	4.6	7.1	4.8	0.0
6 Persons:	1.5	3.0	2.9	0.0
7 Persons:	0.6	0.7	0.9	0.0
8 or more Persons:	0.1	0.6	1.1	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	37.0	40.7	34.6	0.0
Elderly:	26.0	2.7	23.5	0.0
Related/Single Parent:	30.0	35.0	16.4	0.0
Related/Two Parent:	4.3	16.7	19.8	0.0
Other:	2.5	4.9	5.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	43.6	0.1 [#]
HOME TBRA:	3.8	
Other:	6.4	
No Assistance:	46.2	

of Section 504 Compliant Units / Completed Units Since 2001 47

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis State: MO Group Rank: 86
 (Percentile)
 State Rank: 1 / 7 PJs Overall Rank: 80
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	96.26	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	80.54	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	74.52	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	97.81	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.26	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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